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* ALSO ADMITTED IN VERMONT

February 21, 2024

To be delivered via email and by hand

Zoning Board of Appeals
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attention: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Mambarambath – Application for Variance
Premises: 6 Pine Ridge Road, Wilton, Connecticut

Dear Members of the Board:

As attorney for Mr. Sreejith Mambarambath, I hereby submit the following in support of his application for a variance to Section 29-5.D to allow the existing partial second floor to be removed and replaced by a new partial second floor and the existing front entryway porch to be removed and replaced by a new smaller front entryway porch, at that certain single-family residence located at 6 Pine Ridge Road:

1. Revised Application for Residential Variance with Description of Variance Requested and Statement of Hardship attached; and
2. One full-size and one reduced-size Zoning Location Survey prepared by Brautigam Land Surveyors, P.C. dated February 6, 2024.

Respectfully submitted,
Gregory and Adams, P.C.

/s/ J. Casey Healy

By: _____
J. Casey Healy

JCH/ko

Enclosures

cc: Mr. Sreejith Mambarambath
Kathleen L. Royle, Esq.

*****REVISED*****
WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#

Please consult the Zoning Regulations when applying for a variance, particularly Section 29-13.

Please TYPE or print clearly... (See last 2 pages for brief explanation.)

<u>Sreejith Mambarambath</u>	<u>c/o Gregory and Adams, 190 Old Ridgefield Road</u>				
APPLICANT'S NAME	ADDRESS Wilton, CT 06897				
<u>Sreejith Mambarambath & Savita Sreejith</u>	<u>c/o Gregory and Adams, 190 Old Ridgefield Road</u>				
OWNER'S NAME	ADDRESS Wilton, CT 06897				
<u>6 Pine Ridge Road</u>	<u>R-2</u>				
PROPERTY LOCATION	ZONING DISTRICT				
<u>1111</u>	<u>2552</u>	<u>589</u>	<u>18</u>	<u>58</u>	<u>2.034± acres</u>
WLR MAP#	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

VARIANCE DESCRIPTION: In the space below, please state concisely the section(s) of the Zoning Regulations proposed to be varied and the specific variance requested (i.e: Request a variance of Section 29-__ to allow ____ (an addition, a pool, average lot width, or whatever) with ____ in lieu of the required _____. For instance, a variance request for a building addition that encroaches into the required fifty foot rear setback area by 7 feet would read as follows: "Request a variance of Section 29-5.D to allow a building addition with a 43 foot rear yard setback in lieu of the required 50 feet." ATTACH SEPARATE SHEETS AS REQUIRED.

Request a variance of Section 29-5.D to allow a partial second-story of the home to be removed and replaced by a new partial second-story and to allow an existing front entryway porch to be demolished and replaced by a smaller front entryway porch with a 34.5' foot front yard setback in lieu of the required 50 feet.

HARDSHIP DESCRIPTION: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" with respect to the parcel of land, not generally encountered within the zoning district, which would make development in full accordance with the existing Zoning Regulations extremely difficult. ATTACH SEPARATE SHEETS AS REQUIRED.

See attached Statement of Hardship.

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS DURING COVID** at: Application Forms / Materials | Wilton CT
* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

- ☒ **APPLICATION FORM**
- ☒ **A-2 SURVEY** of the subject property showing all existing building and site conditions.
- ☒ **SITE DEVELOPMENT PLAN** showing all proposed additions, amendments and/or site improvements, including building elevations, septic systems, wells, and all measurements pertaining to the application, such as location and distance(s) of proposed structures and/or improvements from the subject property lines.
- ☒ **LOCATION MAP** - available here: map.pdf (wiltonct.org). Site location shall be identified on map.
- ☒ **DIRECTIONS** to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).
- ☒ **LIST OF PREVIOUS ZONING VARIANCES** – available here: History of Previous Variances | Wilton CT
- ☒ **PHOTOGRAPHS** of property showing building and site conditions from all geographic perspectives.
- ☒ **ONE COPY OF DEED** (Available in Town Clerk's Office)
- ☒ **LIST OF OWNERS WITHIN 500'** of any portion of the subject property as shown by Tax Map & Lot #.
[See online GIS instructions at: owner list 500 ft gis directions 0.pdf (wiltonct.org)]
- ☐ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.
[See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]
- ☒ **ELECTRONIC SUBMISSION** of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- ☒ **TWO #10 (4"x 9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- ☒ **\$310 FILING FEE** payable to: Town of Wilton

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? ☐ or ☒ **No**

IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY?
YES or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? ☐ or ☒ **No**

WHEN WAS THE SUBJECT PROPERTY PURCHASED? 2017

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1951

SITE COVERAGE PROPOSED: 10.5% **BUILDING COVERAGE PROPOSED:** 3.3%
(AS PERCENTAGE OF SITE) (AS PERCENTAGE OF SITE)

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Sreejith Mambarambath by his Agent, Gregory and Adams, P.C.

J. Healy / 160 REV. 2-21-24 jhealy@gregoryandadams.com 203-762-9000
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

J. Healy / 160 REV. 2-21-24 jhealy@gregoryandadams.com 203-762-9000
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Sreejith Mambarambath and Savita Sreejith by their Agent, Gregory and Adams, P.C.

Sreejith Mambarambath

Application for Variance

Premises: 6 Pine Ridge Road, Wilton, Connecticut

Statement of Hardship

The property is improved with a 2,140± square foot house that was built in 1951 which predates the adoption of 1 and 2-acre zoning which occurred in 1952. The house is set back 42.50' from Pine Ridge Road. The required front yard setback is 50', thereby making the front yard setback legally nonconforming.

The applicant wishes to remove the existing partial second floor and replace it with a new partial second floor and to remove the existing front entryway porch and replace it with a smaller front entryway porch. These changes would not change the footprint of the house and consequently would not change any of the existing setbacks. However, a variance of Section 29-5.D would be required in order to continue the legally non-conforming 34.5' front yard setback in lieu of the 50' required.